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Building Committee Minutes 3/19/2013

TOWN OF ARLINGTON
MINUTES
COMMITTEE MEETING
PERMANENT TOWN BUILDING COMMITTEE
Tuesday, March 19, 2013

PRESENT: Adam Chapdelaine, John Cole, Alan Reedy, Mark Miano, John Maher, Suzanne Robinson

ABSENT: Jeff Thielman, Michael Boujoulian, Diane Johnson

GUESTS: Capt. Flaherty, Police Department
Eric Ammondson, Ammondson Architects
Jim Russo, Russo Barr Associates

Meeting was called to order at 7:30PM

Robbins Library

Mr. Russo informed the committee that the design for the library roof replacement is complete and he is working with Mr. Lanzillotti on finalizing contract details. Mr. Russo then outlined a tentative schedule for the project starting with procurement and ending with project construction.

The committee then discussed the need to meet with the Historical Commission on April 2nd in regard to project design. The goal of this meeting will be to address any concerns that commission has in regard to materials included in the design.

Community Safety Building

Progress Update: Mr. Ammondson noted that progress has slowed over the past several weeks. Masonry and metal flashing and metal framing work are still ongoing. The atrium has been fully staged.

APD Issues. J. Flaherty discussed an incident where a Town employee's personal car was damaged by a piece of WES's construction equipment. APD is working to get the issue resolved with WES and their insurance carrier. Two areas of leakage were reported today. Ammondson follow up with WES to ensure adequate temporary protection is installed in these two areas.

Key Submittals. Mr. Ammondson noted that WES does not have confirmation of the delivery of the second floor windows, curtainwall or small skylight. The large skylight is on site.

Schedule. Mr. Ammondson noted that WES's latest schedule with a 5/6/13 substantial completion date is now unrealistic and this date may be further delayed due to material deliveries. PTBC requested Ammondson to write a

letter to WES requesting confirmation of the delivery times and steps to be taken to achieve substantial completion by 5/6/13.

Contractor's Application for Payment. Ammondson presented WES's application for payment #8 through 2/28/13. The amount certified by Ammondson is \$55,525.60. This application was unanimously approved by the PTBC (with reservations by the committee expressed due to the delays).

CO4. Mr. Ammondson presented CO 4 containing the previously discussed and approved PCO 7, 9, 16, 18, 21, 23, 25 and 26. Ken Vogel of WES added a note to the CO reserving the right to request additional time and delay costs following the completion of the work in this change order. The PTBC agreed not to accept the change order with this proviso. A. Chapdelaine will work with Town Counsel to develop an appropriate response to WES. Mr. Ammondson noted that approximately 50% of the work in CO4 has already been completed.

Cooling Tower Replacement. Mr. Ammondson noted that their mechanical engineer reviewed the quoted price and product data for the cooling tower and asked for confirmation on additional items. WES confirmed that these items are included and do not impact the cost. The lead time for delivery of the cooling tower is 5-6 weeks from release of the order. Mr. Miano noted that typically the Town starts the cooling tower in April, depending upon the weather.~ The mechanical contractor has several weeks of work to demolish and remove the old tower and to perform prep work to install the new one. There would be an additional cost to connect the new ductwork to the existing tower due to its condition and it is not known if it will function. The PTBC approved replacement of the cooling tower for a cost not to exceed \$65,000 and asked Ammondson to direct the contractor to proceed with the removal of the existing equipment.

Project Budget. Mr. Cole noted that the Finance Committee approved approximately \$232,000 additional funding for unforeseen construction costs and additional A/E CA fees.

The following invoices have been approved:

Donham & Sweeney	#2	\$12,000
Russo Barr	#2/28	\$9,000
WES Construction	#8	\$55,525.60

Meeting adjourned at 8:45PM

Respectfully submitted,

Adam W. Chapdelaine